

TOWN OF BRIGHTON DRAFT GENERAL PLAN

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Please be aware that:

Items highlighted in yellow mean they will be revisited or added later.

Items highlighted in green are specific items the steering committee needs to review and provide feedback on.

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Brighton Ski Resort
Utah Department of Transportation (UDOT)
Big Cottonwood Canyon Improvement District (BCCID)
Brighton Independent Water Masters
The Brighton Institute
Salt Lake City Public Utilities
Utah Division of Natural Resources (DNR)
Utah Division of Forestry, Fire, and State Lands
Utah Division of Water Resources

All Participating Members of the Public

Introduction

General Plan Overview

A General Plan is a document that guides future development in a place. Through the planning process, existing conditions are examined, desired future conditions are established, and a path is laid out to bring a community from its present state to its envisioned future. Decision-makers, residents, and other stakeholders can and should use the General Plan to coordinate and implement decisions about land use, infrastructure, parks, recreation and open space, municipal services, housing supply and affordability, and other public resources. As such, a General Plan is a living, fluid document that should be regularly reviewed and updated.

Why Make a General Plan?

Municipalities make plans for many reasons. The main purpose of a General Plan is to aid a community in defining and achieving its desired future. More specifically, municipalities make General Plans because:

- Plans strengthen community autonomy; by establishing a community vision, priorities, and goals, communities avoid change “just happening” to them.
- Plans enhance decision-making: syncing data, local knowledge, and on-the-ground conditions enable decisions to be comprehensively informed.
- With plans, communities can bolster strengths, achieve goals, minimize and re-solve problems, and prevent threats.
- Through the establishment of common goals, the planning process brings together various community members.
- Utah State Code 10-9a-4 requires each municipality in Utah to prepare a General Plan.

Did You Know?

Utah State Code Section 10-9a-401 requires every county and municipality to have a long-range general plan in order to provide for the health, safety, and welfare of each community and its residents. Section 10-9a-403 of the code outlines the components that can be included in a general plan. Land use and transportation elements are required for all counties and municipalities. Many additional elements are also frequently included in general plans. Such sections may cover housing, economic development, infrastructure, natural hazards and resilience, or the environment.

Land Use:

“The General Plan shall designate the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and may include a statement of the projections for and standards of population

density and building intensity recommended for the various land use categories covered by the plan."

Transportation:

"The General Plan shall provide a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan."

Housing:

"The General Plan shall include a plan that provides a realistic opportunity to meet the need for additional moderate-income housing." (*Metro townships with populations less than 5,000 people are excluded from this requirement.)

Although not currently required by State Code, it is in the interest of Brighton to plan for the housing of current and future residents. This element may address such topics as housing affordability, short-term rentals, accessory dwelling units, property maintenance, workforce housing, and accessible design for an ageing population.

Natural Resources, Recreation, and Tourism

General Plans are meant to be unique to the community they represent and since the Town of Brighton sits in a sensitive position among preserved forestry lands, natural resources, and outdoor recreation, some chapters have been added in this plan to address unique challenges faced by the Community.

In Brighton, natural resources and recreation are intrinsically linked. Residents enjoy unparalleled access to hiking, biking, skiing, fishing, and other forms of recreation. These activities also attract numerous visitors to the Canyon and Town. This element will address how to plan for long-term stewardship of the natural ecosystem and recreational amenities, as well as how to meet the current and future needs of residents and tourists, from open space to economic development.

Resilience and Infrastructure

Hazard planning is a critical component of Canyon life. What will the community do in the face of fire, avalanche, flood, or earthquake? In addition to these sudden events, there may be small changes that will stress the community over-time. How will Brighton adapt in response to these changes big and small? This element seeks to address those challenges, through a framework of physical, digital, and social infrastructure planning.

Planning Authority

The Town of Brighton became an independent municipality with its own governing authority by a vote of the residents of the Town of Brighton in 2018. Incorporation took place in 2020. The Town is governed by an elected legislative council, one of whom is selected by the others to be the Mayor. The Mayor is the chief executive officer of the Town. The Brighton Planning Commission was established in 2021, nearly a year after incorporation.

The Town Council has the authority to enact laws and ordinances to carry out its responsibilities such as land use and development regulations (zoning) as long as these laws and ordinances are consistent with the Utah Municipal Code and other state statutes.

The Town is a member of the Greater Salt Lake Municipal Services District ("District"). The District provides the Town with planning and development services as part of its membership agreement. The Town of Brighton Council appoints a Planning Commission and a General Plan Steering Committee to work with District Long Range Planners on the development of the Town of Brighton's General Plan. The General Plan Steering Committee and Planning Commission make recommendations to the Council regarding the adoption and amendment of the General Plan. The Council can adopt, reject, or revise a recommended General Plan. See Figure 1 for an overview of the general planning process.



Figure X: The general planning process shown with involved parties, adapted from <http://www.ruralplanning.org/assets/general-plan-guide.pdf>

Navigating the General Plan Document

This plan is divided into 11 chapters that ...

Chapter 1: Introduction The introduction chapter summarizes the state of Utah minimum requirements for a General Plan. This is meant to inform readers unfamiliar with the General Plan process and educate elected officials on what is legally required and what is not. This chapter also discuss methodology and other information for contextual purposes.

Chapter 2: Community Background This chapter briefly reviews the history of the Town of Brighton, both natural and human, that made the Town what it is today. For those reading this document unfamiliar with the area geography, Chapter 2 provides important context to help the reader understand some of the goals and priorities outlined in this plan.

Chapter 3: Public Outreach and Partner Engagement The backbone of the General Plan process is rooted in the participation of residents, business owners, property owners, government bodies, and other stakeholders to craft a vision and action plan that builds consensus from diverse perspectives. This chapter summarizes participation and collaboration conducted by the Town of Brighton while creating the objectives of this General Plan.

Chapter 4: Vision and Values Every community is unique and setting vision and priorities helps to transparently share the community's strategy for future growth and development. This is crucial for those visiting, working with, or assisting the community to help ensure that overtime the vision identified in the General Plan is not lost as the community continues to evolve.

Chapter 5: Land Use This is the first "element" of the General Plan and discusses existing land use conditions, future land use goals, and methods of implementation. This chapter also reviews public comments as they relate land use, case studies and examples from other municipalities, information regarding land use planning, and a summary of potential actions that may be taken to accomplish the community's land use goals. The supplemental items included in the chapter are meant to educate those who are unfamiliar with the planning process.

Chapter 6: Transportation The second element of the General Plan is transportation, including existing transportation conditions and future transportation goals the Town of Brighton would like to accomplish. This chapter also reviews public comments as they relate transportation, case studies and examples from other municipalities, information regarding transportation planning, and a summary of potential actions that may be taken to accomplish the Town's transportation goals. The supplemental items included in the chapter are meant to educate those who are unfamiliar with the planning process.

Chapter 7: Housing The third element of the General Plan is housing, including existing housing conditions and future housing goals the Town of Brighton would like to accomplish. Topics of consideration include workforce housing, short term rentals, housing affordability, and property maintenance. This chapter also reviews public comments as they relate housing, case studies and examples from other municipalities, planning information, and a summary of potential actions that may be done to accomplish the housing goals. The supplemental items included in the chapter are meant to educate those who are unfamiliar with the planning process.

Chapter 8: Natural Resources, Recreation, and Tourism The fourth element of the General Plan is natural resources, recreation, and tourism. These topics are closely woven together and therefore are discussed within the same chapter. The existing conditions are reviewed and the future goals for the topic are outlined. This chapter also reviews public comments as they relate

natural resources, recreation, and tourism, case studies and examples from other municipalities, planning information, and a summary of potential actions that may be taken to accomplish the goals. The supplemental items included in the chapter are meant to educate those who are unfamiliar with the planning process.

Chapter 9: Resilience and Infrastructure The fifth element of the General Plan is resilience and infrastructure. This chapter reviews the Town's ability to mitigate and adapt to potential future hazards. These could include natural disasters and sudden events, or long-term stressors that change community conditions. This chapter also reviews public comments as they relate to resilience and infrastructure, case studies and examples from other municipalities, planning information, and a summary of potential actions that may be taken to accomplish resilience and infrastructure goals. The supplemental items included in the chapter are meant to educate those who are unfamiliar with the planning process.

Chapter 10: Work Program After reviewing all the elements of the General Plan, the work program chapter outlines specific actionable items that can be accomplished over the next 5-10 years by elected officials to move the Town of Brighton closer to the vision of the General Plan. The Work Program helps prioritize future programs, projects, and policies, while creating a framework for measuring steps that have been taken to implement the General Plan.

Chapter 11: Appendix All associated research and data that may be referenced in the above chapters can be found in this appendix.

Each topic-based section of the plan includes an analysis of existing conditions related to that topic, a description of the community's feedback regarding the topic (look for speech bubbles), an explanation of underlying planning concepts (look for "DID YOU KNOW" callouts), and the Town of Brighton's vision and goals related to that topic. Although subjects are divided into distinct chapters in this General Plan, they remain tightly woven and dependent on one another.

How to Use This Document

For Everyone: This document is meant to inform all who are interested about the current conditions of the Town of Brighton, the possible routes the community may take in the next 5-10 years, and what the community intends to look like overtime. Anyone interested in working with, living in, or visiting the Town is welcome to read our General Plan and learn about the values of this community.

For Residents: This plan can be used to ensure that decision-makers are upholding the vision of the community as set forth in this community-driven plan, implementing appropriate legislation that will align with the community vision, and ensuring implementation of the work program is occurring in a timely manner to reach goals.

For the Planning Commission: This document should be used when considering any land use decision as big as redevelopment of multiple properties or as small as minor design guidelines to a commercial sign. When confronted with a decision that requires the balancing of rights of a property owner with the overall public interest, this General Plan can assist in weighing the issues and prioritizing what is important.

For Elected Officials: Similar to the Planning Commission, this document can be used to help ensure the community's voice is heard when considering planning and development decisions overtime. More importantly, the work program in this document has been heavily vetted and reviewed and can help elected officials quickly and efficiently implement the actions that will result in the Town of Brighton meeting its vision as identified by this General Plan. It is recommended that the work program be used throughout the year to accomplish all goals. The Town Council can develop a clear roadmap with the items in the work program which will better provide transparent communication between the governing body and the public.

For Business or Property Owners: Ensuring that your future goals for a business or property located within the Town of Brighton align with the goals outlined in this General Plan will help parties work together for a mutually-beneficial outcome. The Town's future plans for the community may also encourage new investment opportunities, or convince a young family to finally purchase that cabin in the woods that they have been dreaming about.

For Partners and Stakeholders: This document has been created for the purpose of openly and transparently sharing the future vision of the community. After reading this General Plan, as a partner or stakeholder, we welcome and look forward to the potential to work together to improve our shared community.

Important Terminology

This document is intended to be actionable. Towards that end, the Town of Brighton General Plan breaks down priorities and strategies into digestible and implementable pieces. Throughout the plan, the following terms and definitions will be important:

Vision: overarching summary statement envisioning the Town of Brighton's future

Goals: overarching desired outcomes that can be attained by following the General Plan

Element: Utah State Code refers to the different topics contemplated in a municipality's general plan as "elements" in the general plan. In Utah State Code 10-9a-403 a "land use element" must always be included in a General Plan

Objectives: identified outcomes that support goals

Actions: specific policies, programs, or strategies that accomplish objectives

Policies: statements that inform elected officials and decision-makers

Programs: intentional governmental or community actions toward meeting goals

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Community Background

Natural History – section written by Brighton Resident, Barbara Cameron, (2021)

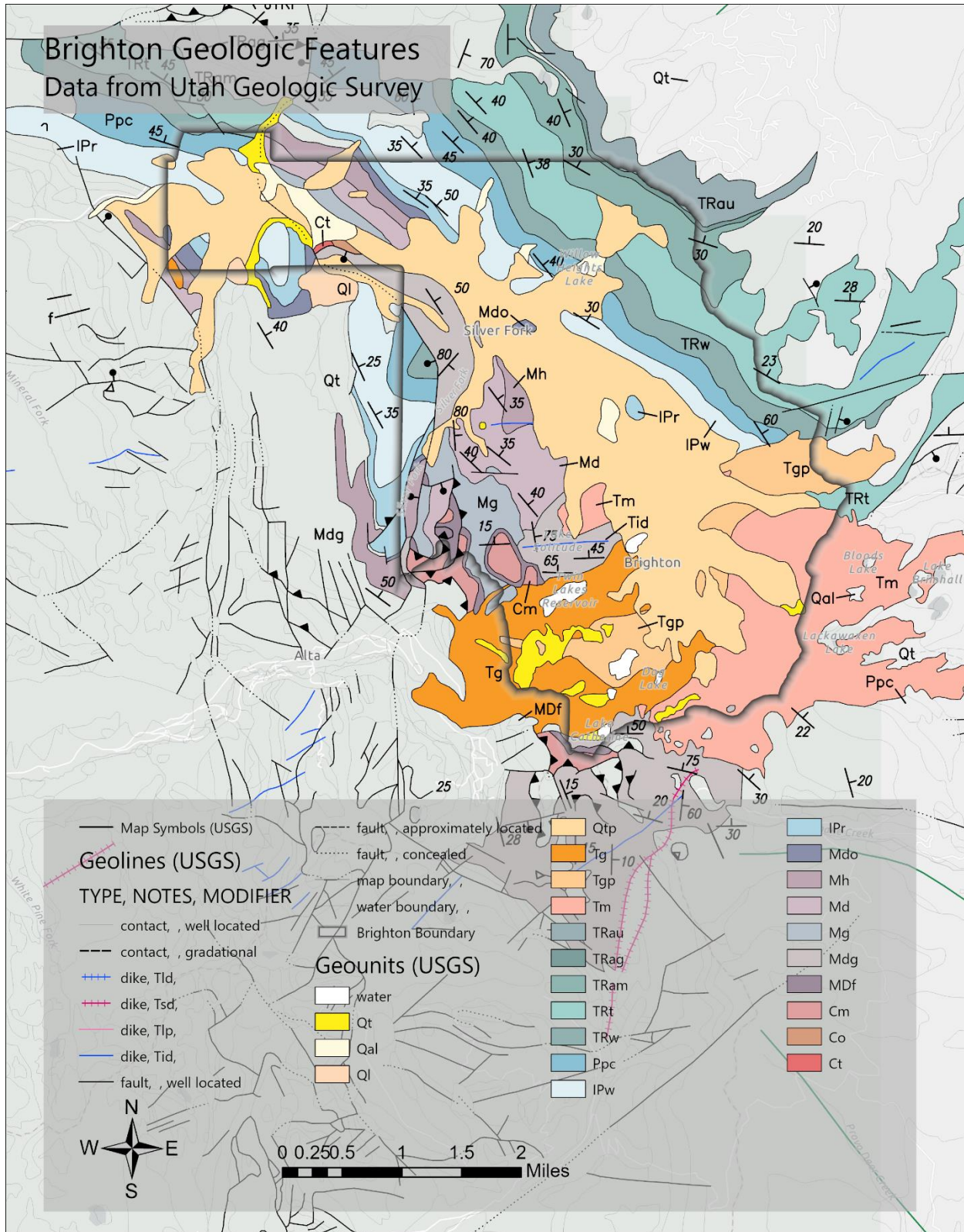
For about 75 million years during the Cretaceous period, the interior of North America was covered by a great shallow sea from the Arctic to the Gulf of Mexico. The remains of this sea are recorded in the gray-blue layers of shale and limestone where fossils of oysters, clams, coral, and fish can be found.

Sixty-five million years ago, the Earth's crust in this region was compressed by tectonic forces as the Pacific (Farallon) plate began shoving underneath the North American plate, far to the West. This force rumbled western regions of the North American plate into mountains, tilting, and folding the rock layers into the Wasatch Range. The force was also directed along thrust faults, at which thick layers of limestone were shoved over younger layers.

Then about 38 million years ago great blobs of magma began to intrude and cool below the surface forming granite-like quartz monzonite. As the magma mass pushed upward, it metamorphosed surrounding rocks and injected mineral-rich veins of silver, lead, and zinc into them, creating materials for the mining boom of the 1870s. Mount Millicent (elevation 10,452') is part of the granitic intrusion, and is only visible because of the seabed layers that have eroded around it. Remains of marine life can be found near Lake Catherine (elevation 9,947'). Further uplifting and stacking of the earth's crust still continued to gradually elevate the Wasatch Range. Mt Wolverine is the highest peak in Big Cottonwood (elevation 10,795').

Big Cottonwood Canyon sits on the westernmost rim of the Rocky Mountain Range. The Wasatch Fault separates it from Salt Lake Valley's Basin and Range and province to the west. The Basin and Range territory is very gradually moving away from the Rockies and westward toward Reno by about 1/4 inch per year, due to constant minor earthquakes.

The relentless forces of water and ice change and carve valleys revealing a layer cake of time and climate transition. Graceful U-shaped glacial valleys, cirques, and moraines are most evident in the canyon east of Cardiff Fork, sculpted by the last ice age that ended about 10,000 years ago. But earlier glacial evidence exists along the entire canyon corridor. There are places you can see the remains of the old glacial U-shape above the more recent V-shape valley created by the creek.



Source: Data from Utah Geologic Survey (UGS) (1990). Map made by MSD Staff (2021).

| Top Five Geologic Features by Area | | | |
|------------------------------------|--|---------------|---|
| Unit Symbol | Unit Name | Area in Acres | Description (from UGS) |
| Qtp | Till of Pinedale age | 3543 | Poorly sorted boulder till the forms prominent moraines. As mapped, may include some colluvium, talus, and landslide debris. A few meters this except in moraines where maximum thickness is 180 m. |
| TRt | Thaynes Limestone | 2287 | Light-gray, thin- to thick-bedded limestone and brownish gray siltstone containing beds of light-gray sandstone, pale-red silty limestone, light gray shaly limestone and dark-greenish-gray siltstone and shale. |
| Tm | Monzonite | 1804 | Dark-gray, fine- to medium-grained, hypersthene-bearing, augite-hornblende-biotite. |
| Mdg | Deseret and Gardison Limestones, undivided | 1755 | Deseret and Gardison Limestones, undivided |
| IPw | Weber Sandstone | 1652 | Pale-yellowish-gray to white, crossbedded, quartzitic and calcareous sandstone containing a few beds of light-gray to white limestone and dolomite. |

Biodiversity

Around 14,000 years ago, ancient Lake Bonneville extended part way into Big Cottonwood Canyon. As it receded, a unique environment began to evolve with several biological zones, each with its own temperature, water, geology, and sun aspect. The ruggedness of the upper provided a refuge for a surprising diversity of wildlife, including moose, deer, mountain sheep, mountain lion, mountain goats, and bear. Small mammals include coyote, fox, lynx, badger, snowshoe hare, ermine, marmot, chipmunk, red squirrel, ground squirrel, and pica. Beaver reshaped canyon meadows. Current bird sightings include a range of raptors from hawks to golden eagles, owls, and goshawks. Entertaining show-offs include Stellar Jays, Clark's Nutcrackers, Woodpeckers, and American Dippers. Western Tanager, varieties of Hummingbirds, Robins cycle through and add color to the summer season.

The diversity of reptiles in this high desert mountain range is not great. Snake include Great Basin rattlesnakes, gopher snakes, and garter snakes. Riparian areas provide habitat for tiger salamanders, sometimes known as the “water dog”, though their populations have diminished recently. Two small Dog Lakes (one along Desolation Trail and the other along the Mary Trail) are named for these amphibians. Western Toads can be heard croaking near Willow Lake. Because they breathe through their skins, amphibians are particularly sensitive to environmental contaminants, and are considered indicator species for environmental quality. Aquatic insects including caddisflies, stoneflies, and mayflies thrive in the cold, clean, highly-oxygenated headwaters. They are also indicator species monitored closely by Salt Lake City’s Watershed Division. These insects feed a small but thriving population of fish. Big Cottonwood Creek, which has the highest flow of any Wasatch Front canyon stream in Salt Lake County, harbors rainbow, brook, and brown trout. The fish are non-native, the result of stocking programs by the Utah Division of Wildlife Resources.



Source: Moose near Silver Lake, Utah Division of Wildlife Resources 2019

Big Cottonwood Canyon was named for the enormous Cottonwood trees that grow near the creek bottom in the lower canyon. The upper canyon has become famous for its Aspen forests on the south aspect slopes that change to bright yellow and hold each fall. North facing slopes feature Subalpine fir, Douglas fir, and Engelmann spruce. Willow, Mountain Mahogany, Twinberry Honeysuckle, Serviceberry, Dogwood, and Mountain Lover Shrubs add color to the riparian areas. Next to autumn, the most colorful time of year is the wildflower season in July and August that brings a surprising burst of color and fragrance to the mountains. Early bloomers include Glacier Lily, Bluebell, Serviceberry, and Wild Strawberry. Riparian specialists are Elephant Head, Bog Orchid, Corn Lily, Wintergreen, Monkeyflower, Pink Pyrola. Long lasting bloomers include Sticky Geranium, Scarlet Gilia, Western Wallflower, Yarrow, Meadowrue,

Columbine, Penstamon, Buckwheat, Oregon Grape. Watch for later bloomers such as Fireweed, Aster, Coneflower, Baneberry, and Pearly Everlasting.

Invasive plants and pests have become an increasing problem in recent years. They tend to gain foothold in the disturbed areas such as roads, trails, and campgrounds. Invasive plants include Myrtle Spurge, Thistle, Dyer's Woad, Houndstongue, and Toadflax. Pests such as Spruce Beetle, Balsam Woolly Adelgid (BWA) and Moose ticks are endemic but have been taking a deadly toll due to warmer winters that allow them to survive and increase reproduction cycles. Plant biologists suggest that we may lose 80-90% of the Sub Alpine Fir population due to BWA within the next 10 years. Similar mortality among mature Engelmann Spruce trees could happen due to the increase in Spruce Beetle population. This kind of change could inflict damage to the forest through increased erosion, loss of wildlife habitat, and wildfire potential from dead and dying trees. This forest can be resilient, but will depend on the stewardship of the people who visit and live there.



Source: Frisco Buckwheat, Utah Division of Wildlife Resources 2019

Human History

Brighton lies at the intersection of the Ute, Goshute, and Shoshone nations' ancestral lands (Clark et al., 1997). These Native peoples hunted game and gathered plants in the Wasatch canyons during the summer months (ibid).

Brighton is named after William S. Brighton, a Scottish immigrant who came to Utah in 1857, ten years after Latter-day Saint settlers arrived in the Salt Lake Valley (Clayton, n.d.). Brighton claimed land at the top of Big Cottonwood Canyon in 1870. In 1874, Brighton and his wife Catherine opened the Brighton Hotel, which catered to miners traveling between Alta and Park City (ibid). The Brightons opened a larger hotel in 1893, and by that decade, several summer cabins had been built in the area (Murphy, 2016). Brighton Ski Resort, the first ski resort in Utah, opened in 1936 when members of the Alpine Ski Club built a cable tow (Arave, n.d.). The resort began to consolidate into a modern destination in 1963 when Zane Doyle bought out owners of cable tows

and T bars (Benson, 2016). The Doyle family continued to develop the resort until selling it to an investment firm in 1987, though they continued to manage the resort afterwards (ibid).

The Town of Brighton also includes Solitude Mountain Resort, which is just northwest of Brighton Ski Resort. Robert M. Barrett, a uranium tycoon, founded the resort in 1956 (Solitude Mountain Resort, n.d.). Gary DeSeelhorst and two partners bought Solitude late in the 1970s (ibid). In 2015, the owners of Deer Valley Resort purchased Solitude, and in 2018, Alterra Mountain Company bought the resort (ibid).

Much of Brighton is owned by the United States Forest Service (USFS) and is administered as the Uinta-Wasatch-Cache National Forest. President Teddy Roosevelt created the Wasatch National Forest through a presidential proclamation in 1906 to preserve the natural resources in the central Wasatch Mountains (United States Forest Service, n.d.). The Forest eventually merged with other administrative units to become the Uinta-Wasatch-Cache National Forest in 2008 (O'Donoghue, 2010).

The town of Brighton has long history of mining. Patrick E. Connor, the military commander at Fort Douglas, helped established mining districts in the mountains surrounding Salt Lake City in the 1860s, including the Big Cottonwood Mining District, which included Brighton (Notarianni, 2006). Silver mining picked up in 1869-1870, with Little Cottonwood Canyon as the focal point, though mines, including the Prince of Wales mine, were located near Brighton. However, due to the difficulty in extracting ore and a drop in the price of silver, mining activity decreased in the Cottonwood canyons starting in the late 1870s. (ibid). Mining activity in Big Cottonwood picked up during World War I as mineral prices rose, with the Cardiff mine becoming a large producer; by 1949, mining in the Cottonwood Canyons began to diminish and eventually ended altogether (ibid).

In 2018, residents of Brighton voted to incorporate as a town, with incorporation taking effect on January 1, 2020 (O'Donoghue, 2018; Brighton, Utah, 2021a). In 2021, Brighton established its first Planning Commission. Prior to that, the Mountainous Planning District (MPD) Planning Commission served the Town of Brighton.

Figure 1: Cardiff Mine in Big Cottonwood Canyon



Notarianni (2006)

Population Summary and Demographics (to be added later)

Public Outreach and the Planning Process

The General Plan for a community should be a comprehensive representation of the community's residents and partners. All components of the General Plan should be thoroughly reviewed by community members and allowed to be adjusted if they are not adequately representing the goals of the Town. At each step in the process of creating Brighton's General Plan, the community was involved and given the opportunity to steer plan direction and provide feedback. The feedback may have been collected at a public workshop, steering committee meeting, council meeting, online or even submitted to the Municipal Services District Staff. This General Plan shares the results of all public feedback as it relates to the corresponding chapters in the document, but a summary of the public outreach is outlined in this chapter.

Public Engagement Events Timeline (to be added later)

Stakeholders & Acknowledgements of who's Involved

The Town of Brighton is a proud partner of all who are stewards of Big Cottonwood Canyon. This General Plan would not be useful to the Community or the Canyon without the involvement from the following stakeholders and partners:

Salt Lake City
Town of Alta
Utah Transit Authority
Utah Department of Transportation
Big Cottonwood Canyon Improvement District
Local Water Authorities
U.S. Forest Service
Wasatch Front Regional Council
Solitude Mountain Resort
Brighton Ski Resort
Big Cottonwood Canyon Community Association
Brighton Institute
Unified Fire Authority
Unified Police Department
Wasatch Mountain Club
Central Wasatch Commission
Local Utility Providers and Water Masters
Local Community Organizations

and Brighton Residents and Property Owners
Salt Lake County Regional Development

Regional Plans Summary Page [\(Looking for more information from steering committee\)](#)

There are so many partners in the Town of Brighton boundary and each of these partners may have their own goals and objectives to work towards. It is the intent of the Steering Committee that the General Plan is compatible with adjacent or overlapping plans to create common goals that can be worked on together and increase the likelihood of those goals succeeding to reach a collective vision for the canyon.

United State Forest Service (USFS) Trails Master Plan

The USFS have their own master plans and small area plans they create to plan a future recreation construction, transportation, and amenity improvements. They are currently working on a trails master plan that the Town of Brighton has been an active participant in.

Brighton Ski Resort Master Plan

The Brighton Ski Resort is required to have adopted master plans that outline potential development, new recreation opportunities, and infrastructure projects that will need to be implemented over the course of the plan. [\(details to be added later\)](#)

Solitude Mountain Master Plan

The Solitude Mountain Resort is required to have adopted master plans that outline potential development, new recreation opportunities, and infrastructure projects that will need to be implemented over the course of the plan. [\(details to be added later\)](#)

Utah Department of Transportation (UDOT) Future Projects

UDOT, being a state agency, has its own method of planning and prioritizing projects. Highway 190 that leads into the Canyon is under the direction of UDOT officials. The projects proposed by UDOT in the near future may have an effect on the goals and objectives in this plan. [\(details to be added later\)](#)

Wasatch Mountain Canyons General Plan 2020

Salt Lake County Regional Development recently adopted the Wasatch Mountain Canyons General Plan which outlines goals and objective for adjacent areas in and around the canyon of the Wasatch. It is important the Town of Brighton General Plan be respectful of the goals observed by the canyons plan and work to make the plans compatible.

Values & Vision

After the initial kick-off meeting with the steering committee and the kick-off event for the public held in July 2021. The General Plan Steering Committee met to discuss the community vision and priorities to be used in this general plan as the guiding values that impact future decisions.

The community vision is meant to paint an overarching picture of how the community should look in the years to come. This is something that elected officials can look to support decisions that will change the community overtime. The question to be asked by the public and elected officials should be: Are the decisions begin made today, going to move the community toward that vision tomorrow? After meetings were held to review the public engagement data and committee the final vision for the general plan was finished.

"The Town of Brighton seeks to enhance the quality of life for its residents, visitors, wildlife, and environment, everything that makes the Big Cottonwood Canyon special and unique. We recognize that this can only be done with careful and respectful planning, being stewards of the Canyon to maintain its pristine character, education visitors to promote preservation, and being a strong partner to work together with those who wish to keep the Canyon beautiful."

Based on the vision statement and public engagement data from the kick-off workshop the committee decided on six priorities that the general plan should seek to reach.

Increase the safety of community for residents and visitors by providing opportunities for social gathering and responsibly designed amenities that promote healthy, active lifestyles.

Improve and maintain canyon recreation opportunities by establishing thoughtful amenities, increasing safety, and promoting, cultural, historical, and environmental stewardship.

Prioritize continued protection of the region. Preserve natural resources, watershed, and improve the environmental quality of Big Cottonwood Canyon.

Establish affordable, multi-modal, environmentally conscious, and safe transportation networks that work seamlessly with surrounding regional transportation infrastructure.

Become a strong collaborator with regional partners in the Canyon to reach the best solutions for utilities and resources that guarantee safety in daily life and emergency situations and build a resilient community.

Facilitate coordination between private and public partners in the Canyon to strengthen reasonable sustainable, fiscally responsible, development of both environmental and economic systems.

SWOT & APAE

As part of the General Plan process, the MSD holds a kick-off workshop to introduce the process to the public and perform SWOT (Strengths, Weaknesses, Opportunities, and Threats) and APAE (Achieve, Preserve, Avoid, Eliminate) analyses with participants. This is practiced in all communities that are serviced by the MSD and is meant to quickly identify the key themes and points of interest that will be reviewed further as the General Plan develops. The SWOT analysis is a strategic planning technique that helped identify the needs and opportunities for the Community, while the APAE exercise, an integral component to problem solving known as the Goals Grid, helped identify potential problems and contemplate possible solutions to design a future direction for the Town.

| |
|-----------------------------|
| Figure X: |
| Graphic of SWOT Coming Soon |
| Notarianni (2006) |

| |
|-----------------------------|
| Figure X: |
| Graphic of APAE Coming Soon |
| Notarianni (2006) |

Land Use

SIDE INFORMATION PANEL: What is Land Use Planning?

The Land Use Element establishes a vision for the future pattern of development in a community. It is the single most important element of the General Plan, bridging each of the plan's unique sections together. In reality, no use exists in isolation. Thoughtful land use ensures that households have access to transportation and recreational amenities, that schools are not located near sources of air pollution, that shopping centers receive the traffic they need to stay in business, and that municipal services and infrastructure can be provided efficiently. The pattern of land use in a community is a major determinant of area character and quality of life. The Land Use Element for the Town of Brighton establishes land use goals and objectives for certain 'character areas' of the community as well as for the Municipality at large.

State Code Requirements: This chapter satisfies Utah State Code requirements for a Land Use Element in the General Plan. In keeping with state code, the land use element "(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan; 10-9a-403".

Land Use and Brighton

The land use chapter in the Town of Brighton General Plan reviews all existing land use conditions, analyzed using best practices in planning methodology and GIS systems. Existing conditions were reviewed by the steering committee and the public and used to inform land use goals and objectives. The end of the chapter proposes the future direction of land use and development for the Town of Brighton to help achieve the community's collective vision and priorities.

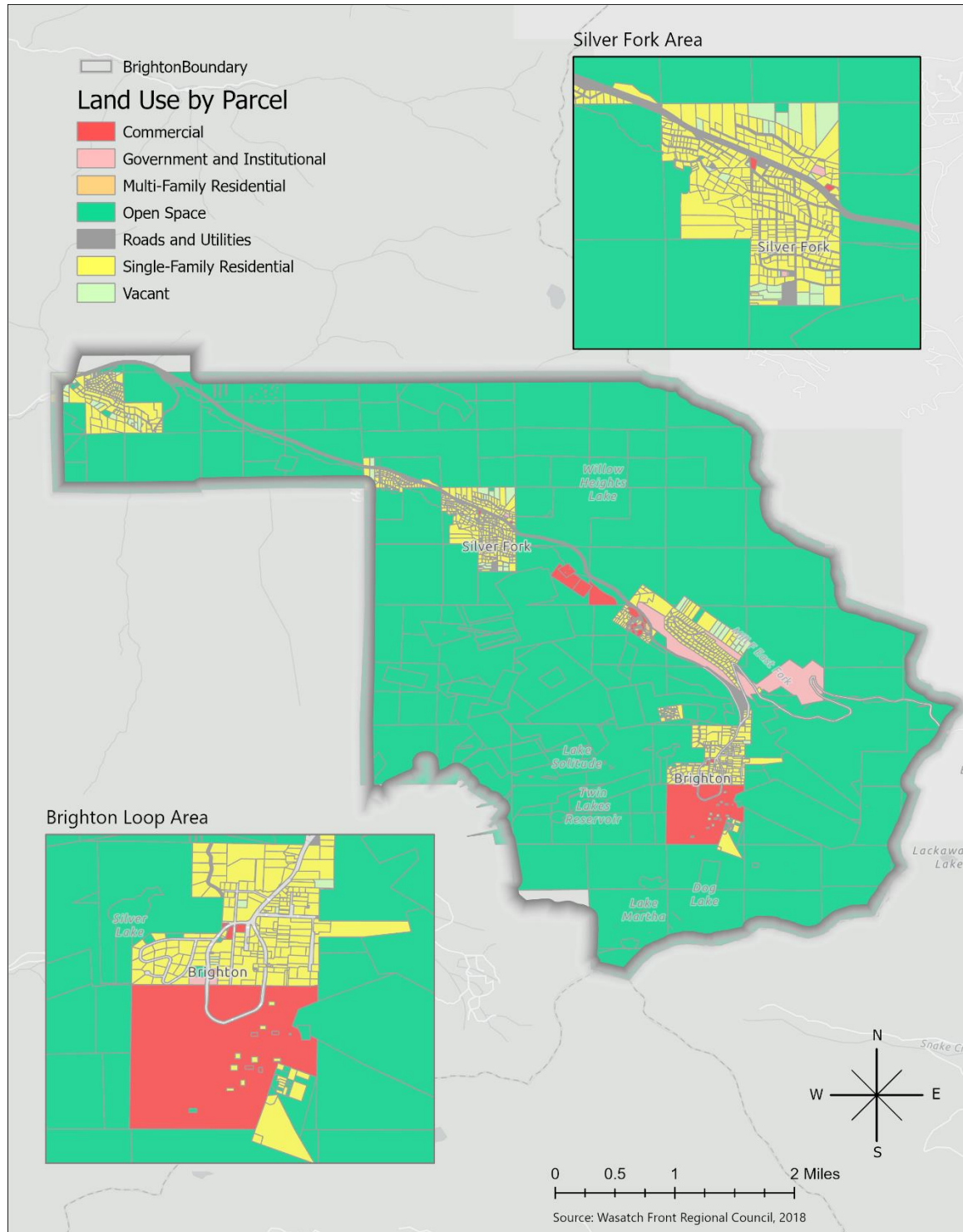
Land Use versus Zoning

There is a clear difference, both legally and physically, between the "land use" of a property and the "zoning" of a property. These terms cannot be used interchangeably. The land use of a property refers to what is physically taking place on the property at a point in time and is typically a general label. A property where the land use is residential means that property is being used as a dwelling or place to live, but does not specify the number of units, size of the lot, or height of the building. The zoning of a property refers to the legal zone the property is in. Zones are

adopted and defined by the local jurisdiction and can vary between municipalities. The zone will further define specific requirements expected by the property owner for a specific use in the zone. For example, if someone owns a property in a residential zone, they may be allowed to use the property for a place of residence but will also be restricted from using the property to run a commercial business, like a café, depending on the zone. A property's land use does not always reflect the type of zone it is, since the zone could allow any type of use decided by the municipality.

Land Use Conditions

Figure X and **Table 16** break down the land uses in Brighton. Most of the land in Brighton is categorized as Open Space, with much of that being owned by the US Forest Service as part of the Uinta-Wasatch-Cache National Forest. The next largest land use is single-family residential. This category includes "single-family residential associated" parcels, some of which do not contain dwellings. Such parcels may include pole barns, garages, residential parking, extra yard space, or other uses associated with adjacent residential properties. Their inclusion in this category is partly responsible for the low median market value of \$271,600 per parcel. Excluding the single-family residential associated parcels, the median market value per parcel is \$360,900. The smallest land use in Brighton is multifamily residential. This is because this category largely comprises individual condominium units, which appear on the map as miniscule rectangles that cover very little ground area.



| Land Use | Statistics |
|--|---|
| Commercial | 48 parcels 179.9 total acres Percent of Brighton 1.82% Median Parcel Size: .12 acres Median market value: \$203,500 Total building square footage: 219,572 |
| Government and Institutional | 7 parcels 116.6 total acres Percent of Brighton 1.18% Median Parcel Size: .21 acres Median market value: \$271,600 |
| Multifamily Residential | 217 parcels 4.8 total acres Percent of Brighton 0.05% Median Parcel Size: .002 acres Median market value: \$410,400 |
| Preserves, Recreational Facilities, and Open Space | 354 parcels 8,893.4 total acres Percent of Brighton 89.99% Median Parcel Size: 4.9 acres Mean market value: \$57,243 |
| Roads and Utilities | 82 parcels 105.4 total acres Percent of Brighton 1.07% Median Parcel Size: .049 acres Mean market value: \$7,424 |
| Single-Family Residential | 512.5 total acres Percent of Brighton 5.19% Median Parcel Size: .29 acres Median market value: \$271,600 |
| Vacant | 78 parcels 69.5 total acres Percent of Brighton 0.70% Median Parcel Size: .47 acres Median market value: \$11,850 |

Zoning Conditions

SIDE INFORMATION PANEL:

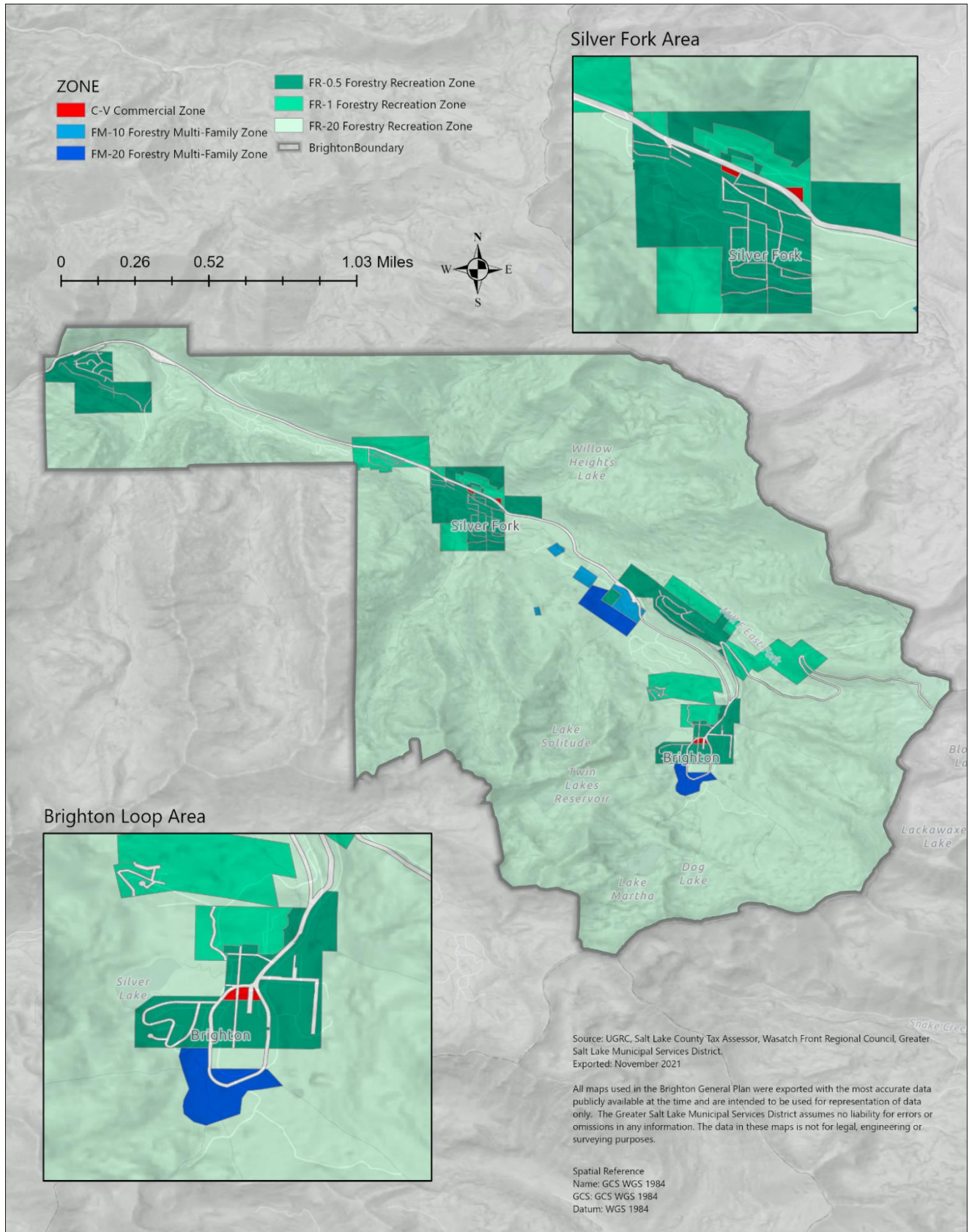
Under Utah State Code 10-9a-102, municipalities have land use authority, which includes the ability to pass and enforce zoning ordinances. Zoning determines the permitted and prohibited uses of land and/or the design of the built environment in a given area. Types of zoning include Euclidean, form-based, incentive, and hybrid. Euclidean zoning categorizes land by uses, physically separating industrial, commercial, residential, agricultural, and government/institutional uses from each other. Incentive zoning builds upon Euclidean zoning: it follows Euclidean zoning designations but allows divergence from those designations if the project provides explicit benefits to a community. Form-based zoning utilizes design standards to ensure that an area's

character is upheld. In this type of zoning, ordinances focus on elements such as building heights, building setbacks, and materials used in building. Different uses persist so long as building designs fit appropriately with the area. Hybrid zoning utilizes pieces of the aforementioned zoning types.

Zoning provides four major benefits:

1. Protects the public's health and safety by regulating where polluting, dangerous, or otherwise undesirable developments are located;
2. Guides new development to occur in places that make sense for a community;
3. Ensures decisions regarding the built environment reflect the community's vision; and
4. Prevents haphazard or subjective land use decisions

Over 90% of Brighton is zoned as FR-20, which allows for single-family and short-term rental uses on lots of at least 20 acres. The next largest zone in Brighton is FR-0.5, which allows for the same uses on lots of at least 0.5 acres. Only 0.03 percent of Brighton is currently zoned for commercial uses. Multifamily development is only permitted on about 1% of the land in Brighton, and such development is a conditional use in that area.



| Zone | Acres | % of Total Acres | Zone Description |
|--------|---------|------------------|--|
| C-V | 3.03 | 0.03% | Permits accessory and agricultural uses. Public/church uses and commercial activities including antique shops, recreation, beer outlets, restaurant liquor licenses, and motels are conditional uses. Minimum lot size: 10,000 square feet. |
| FM-10 | 35.01 | 0.36% | Permits agricultural, short-term rental, single-family, and restaurant liquor license uses where such development will not damage natural and scenic resources. Multifamily dwellings, hotels/motels, recreation, public uses, churches, and ski resorts are conditional uses. Maximum 10 dwelling units or 20 guest rooms per net acre. |
| FM-20 | 61.57 | 0.63% | Permits agricultural, short-term rental, single-family, and restaurant liquor license uses where such development will not damage natural and scenic resources. Multifamily dwellings, hotels/motels, recreation, public uses, churches, and ski resorts are conditional uses. Maximum 20 dwelling units or 40 guest rooms per net acre. |
| FR-0.5 | 471.47 | 4.10% | Permits forestry, recreational, short-term rental, home business, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size: 0.5 acre. |
| FR-1 | 328.04 | 3.34% | Permits forestry, recreational, short-term rental, home business, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size: 1 acre. |
| FR-20 | 8909.27 | 90.83% | Permits forestry, recreational, short-term rental, home business, and single-family residential uses where such development will not damage natural and scenic resources. Public uses, churches, ski resorts, and planned unit developments are conditional uses. Minimum lot size 20 acres. |

SWOT, APAE, Survey – Summary of Community Feedback (to be added later)

Character Areas

SIDE INFORMATION PANEL: What is a character area?

Character areas are defined as specific geographic areas that:

- have unique or special characteristics;
- have potential to evolve into a unique area when provided specific guidance
- require attention suitable to its uniqueness. Building, landscape, and streetscape features combine to form character areas.

Within a character area, these features are similar; compared to another character area, one or more of these features may differ, and so the areas feel distinct from one another. They can help build a community identity, define future goals of an area, restrict unwanted characteristics from that area, and communicate design and style to visitors interacting with the Town.

How did we delineate character areas?

The foundation of the character areas used in this General Plan originated from the residents and other participants at the public workshops. The results helped identify key places within the Town that would play a role in the visioning of the future land use. Once key places were defined by the public, staff reviewed parcel data, existing land use, existing zoning, and ownership to propose area boundaries. The steering committee then reviewed these boundaries, associated data, and community engagement results to inform any needed changes and influence the goals and vision for each area.

Land Use Workshop Character Area Exercise

During the Land Use Workshop staff provided an activity for residents to weigh in on areas of Brighton and help identify assets, obstacles, characteristics, and future goals for specific neighborhoods. Figure X is the poster presented at the workshop which divided the town into 5 areas.

Figure X: How to Determine Character Areas



Source: Participants at the Land Use Workshop, Credit: MSD Staff

The feedback received from this activity included comments relating to the boundaries of the different areas which were then reviewed by the steering committee. After reviewing the public comments submitted the steering committee chose the following character areas in this chapter.

"I feel Solitude and Guardsmans pass are two different zones. The resort shouldn't be grouped into the Guard Road area. Totally different."

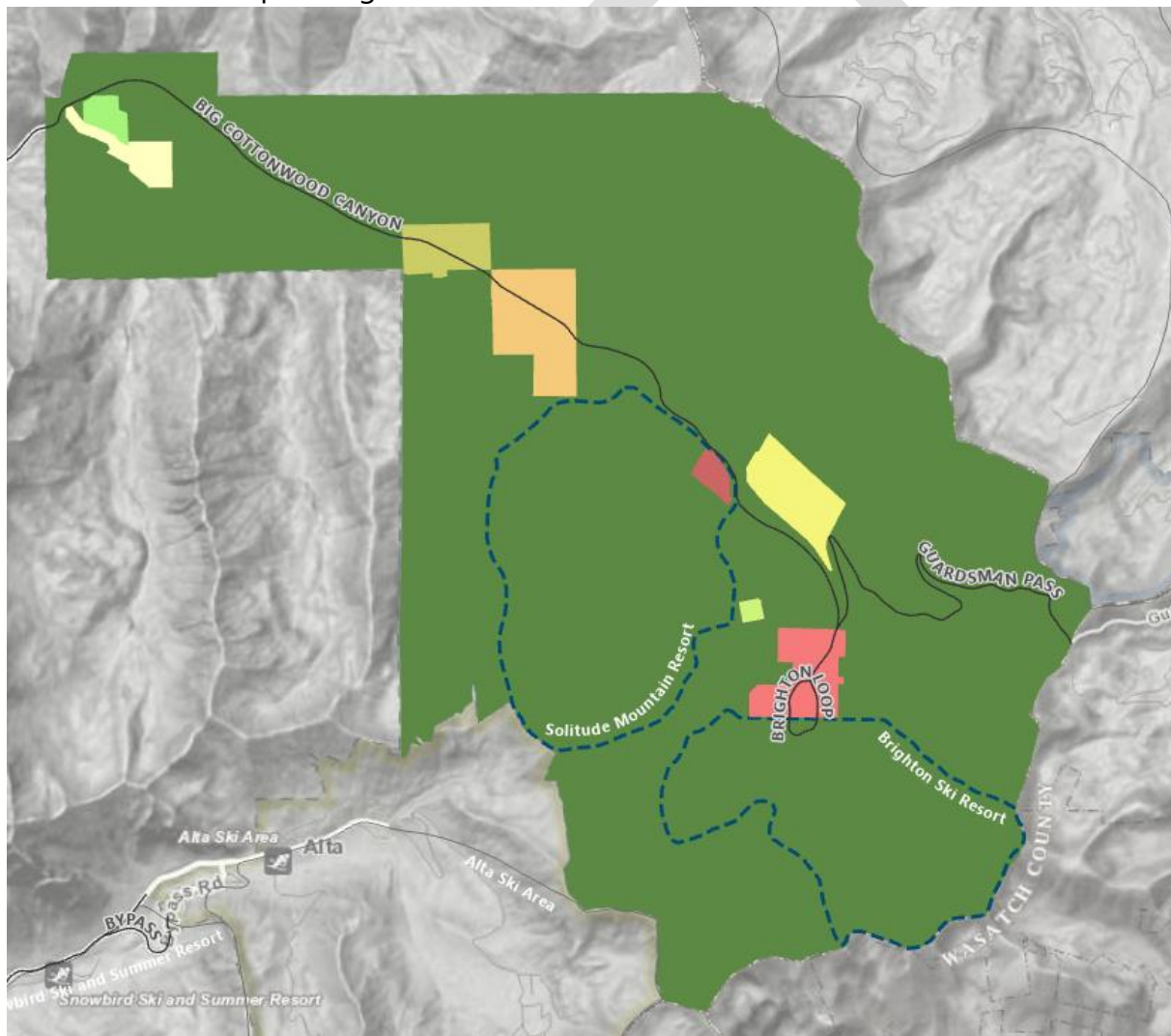
"Cardiff, Mt. Haven, Spruces"









"Solitude and Silver Fork, Commercial and Residential"

"Town Center, commercial, historic"

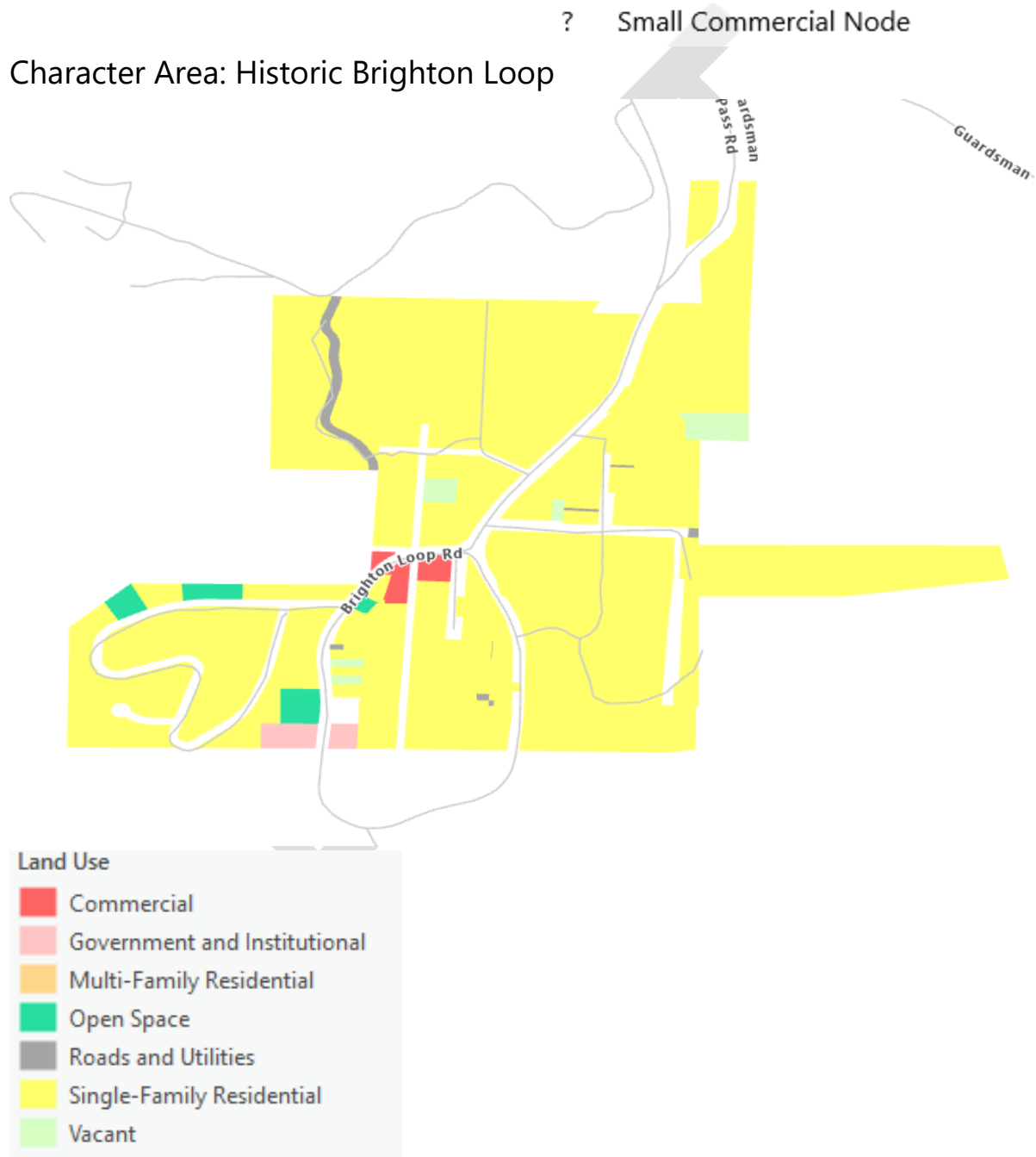
- Public Comments from the Land Use Workshop, September 2021

Character Area Map of Brighton



- | | | | |
|---|---|---|--------------------------------|
|  | Historic Brighton Loop |  | Pine Tree Residential |
|  | Lady of the Lake Dispersed Residential |  | Cardiff Residential |
|  | Forest Glen Residential |  | Mt Haven Dispersed Residential |
|  | Solitude Multi-Family and Commercial Area |  | Natural Lands and Open Space |
|  | Silver Fork Residential |  | Ski Resort Boundary |
| | |  | Small Commercial Node |

Character Area: Historic Brighton Loop



Existing Conditions in Historic Brighton Loop

The Historic Brighton Loop area is a point of commercial interaction between the Brighton Ski Resort recreation areas, small residential, and some other uses of commercial and government institutional. At times, the roads and properties in this area are heavily used to accommodate seasonal recreation.

| | |
|----------------------------|---|
| Parcels | 231 |
| Total Area | 117.1 Acres |
| Mean Lot Size | .53 Acres |
| Gross Density | .93 d.u. per acre |
| Total Population Estimate | 197.6 |
| Total Housing Units | 109 |
| Maximum Total Market Value | \$1,925,800 |
| Mean Total Market Value | \$340,262.16 |
| Mean Year Built | 1964 |
| Zones Present | C-V Commercial Zone 1.31 Acres FR-0.5 Forestry & Recreation FR-1 Forestry, Recreation & Single-Family |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 3 | 1.31 |
| | Government and Institutional | 1 | 1.38 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 6 | 2.11 |
| | Roads and Utilities | 8 | Incomplete Data |
| | Single-Family Residential | 208 | 115.28 |
| | Vacant | 5 | 1.77 |

Location

The properties chosen for this boundary are those properties that are accessed from Brighton Loop Road. The surrounding area beyond the character area boundary is owned by the United States Forest Service (USFS) including the land directly south of the boundary where the Brighton Ski Resort is.

The two commercial parcels located on the North end of the Brighton Loop are owned by the Brighton Ski Resort as well and the land uses include a ski rental facility and retail commercial for snacks and some groceries, these are the red polygons identified in **Figure X**.

Current Conditions **(Looking for more information from steering committee)**

The main road, Brighton Loop Road, is paved with minimal side treatment and no curb, gutter or sidewalk. One striped crosswalk exists between the ski rental property and the general store. Other roads in the area may be paved with no striping or may be gravel depending on the ownership of the road. There is one bus stop located at the south end of the loop at the start of the Brighton Ski Resort boundary.

Most land in this area that is not a building footprint or paved for vehicle access has been left undeveloped and is still the natural biodiversity of the Canyon that was there prior to development. Four (4) parking lots provide vehicle parking for the patron of the Brighton Ski Resort facilities and one parking lot is reserved for the church on the west wide of the loop.

208 parcels are classified in the 2018 land use data as residential but there are approximately 110 building footprints that appear in the most current data from Utah Geospatial Resource Center. Indicating there may still be potential for development on these empty lots.

Assets (Looking for more information from steering committee)

Historic Identify According to the public engagement data, this area is well recognized by residents and visitors and serves as a great landmark that helps identify the Town. Many people associate this area as the "Historic" Brighton. There a couple historic buildings in this area including one on the National Historic Registry, located on forest service property called the Wasatch Mountain Club Lodge (Department of Interior, National Archives Catalog, 2017). Other houses in the area are designed to a similar aesthetic as A-frame styles or log cabin style with exposed wood or stone on the exterior.

Water Access This character area is adjacent to some of the Big Cottonwood Canyon headwaters. Directly south and northwest of the character area boundary are two systems of streams coming from the nearby lakes and feeding into Big Cottonwood Canyon creek. These areas offer unique scenery for observing natural ecosystems with some maintained walks that can be accessed in the summer.

Recreation Properties in this area have increased access to developed recreation opportunities like the ski resort and silver lake cross country skiing area in the winter and maintained hiking and mountain biking trails in the summer. Many residents or visitors in this area have recreation access within walking distance.

Tourism

Challenges (Looking for more information from steering committee)

Transportation Brighton Loop Road is a single-lane one-way road, with no side treatments of curb, gutter, or sidewalk. It is intended to funnel visitors arriving and leaving the canyon. Although, the number of visitors that choose to use a personal vehicle and drive up the canyon has created problems that are reflected in the public engagement data. The ski resort and

adjacent open space are owned by the forest service and therefore are not within the Town of Brighton's jurisdiction to decide how visitors will be transported to the destinations.

Potential Development There are still vacant parcels left in this neighborhood under private ownership. Some of these parcels are located off a private right-of-way. The resort also has a separate master plan that is created independently between the resort and the forest service that may contemplate redevelopment of some land in the future. There are multiple areas of concern that may or may not be within the Town's jurisdiction to facilitate.

Goals: **What is the future vision of this area?** (Looking for more information from steering committee) The Brighton loop will continue to provide amenities for residents and visitors alike by increasing access to recreation with safe, sustainable transportation options and preserving the historic identity of the Town of Brighton.

Zoning Considerations: **(Looking for more information from steering committee)**

Building height or stories? 1-2 Stories

Maximum density? 1 dwelling unit per acre

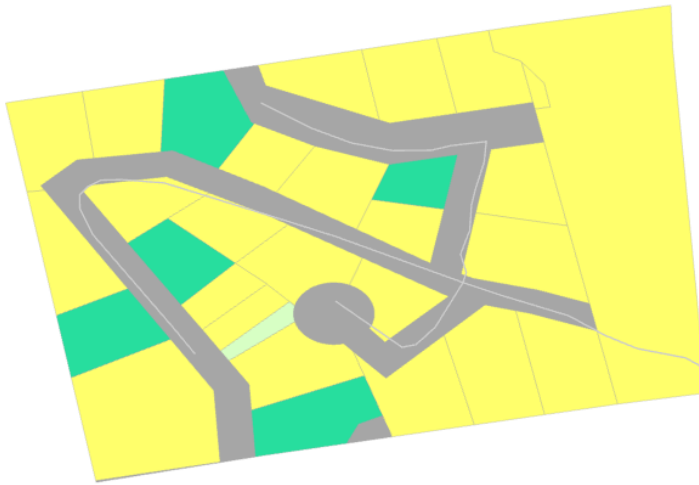
Primary uses? Residential, small-scale commercial, recreation, infrastructure, and public spaces

Prohibited uses? Large scale commercial, manufacturing, industrial

Other design features?

Character Area: Lady of the Lake Dispersed Residential

The Lady of the Lake character area is a small residential subdivision established in 1961 (Salt Lake County Records Office, 2017). Since then, the lots have remained under an HOA but have been sold into private ownership.



Land Use

| | |
|---|------------------------------|
| ■ | Commercial |
| ■ | Government and Institutional |
| ■ | Multi-Family Residential |
| ■ | Open Space |
| ■ | Roads and Utilities |
| ■ | Single-Family Residential |
| ■ | Vacant |

| | |
|----------------------------|----------------------------|
| Parcels | 33 |
| Total Area | 2.84 Acres |
| Mean Lot Size | .36 Acres |
| Gross Density | 3.87 d.u. per acre |
| Total Population Estimate | 20.9 |
| Total Housing Units | 11 |
| Maximum Total Market Value | \$396,100.00 |
| Mean Total Market Value | \$78,410 |
| Mean Year Built | 1968 |
| Zones Present | FR-0.5 Forestry Recreation |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 0 | 0 |
| | Government and Institutional | 0 | 0 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 5 | 1.59 |
| | Roads and Utilities | 3 | Incomplete Data |
| | Single-Family Residential | 24 | 9.46 |
| | Vacant | 1 | 0.05 |

Location

The subdivision is located almost directly North of Silver Lake. This subdivision is accessed from the Brighton Loop Road.

Current Conditions (Looking for more information from steering committee)

The subdivision was originally platted with 27 lots and private roads that were dedicated as 20 feet wide (Salt Lake County Recorders Office, 2017). These roads are unpaved and maintained by the HOA.

Most of the properties are small cabins with an average year built being 1968. The cabins are surrounded by natural landscape and have heavy tree cover across the properties. The properties labelled as open space in the land use data are owned by Salt Lake City.

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation.

Long Standing Neighborhood

Challenges (Looking for more information from steering committee)

Older Buildings

Fire Mitigation

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will remain a quiet residential subdivision, strongly connected to the natural environment. The changes in this area over time may involve efforts to mitigate natural impacts, like fire hazards, and alterations to the residential structures that do not impact the views or character of the neighborhood.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2

Maximum density? 3-4 dwelling units per acre

Primary uses? Residential, open space

Prohibited uses? Commercial, Industrial, Manufacturing

Other design features?

DRAFT

Character Area: Forest Glen Residential Area



| Land Use | |
|---|------------------------------|
| ■ | Commercial |
| ■ | Government and Institutional |
| ■ | Multi-Family Residential |
| ■ | Open Space |
| ■ | Roads and Utilities |
| ■ | Single-Family Residential |
| ■ | Vacant |

| | |
|----------------------------|--|
| Parcels | 143 |
| Total Area | 49.36 Acres |
| Mean Lot Size | .53 Acres |
| Gross Density | 1.94 d.u. per acre |
| Total Estimated Population | 186.24 |
| Total Housing Units | 96 |
| Maximum Total Market Value | \$48,342,300 |
| Mean Total Market Value | \$338,058 |
| Mean Year Built | 1985 |
| Zones Present | FR-0.5 Forestry Recreation FR-1.0 Forestry Recreation |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 0 | 0 |
| | Government and Institutional | 0 | 0 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 1 | 2.56 |
| | Roads and Utilities | 3 | Incomplete Data |
| | Single-Family Residential | 136 | 103.11 |
| | Vacant | 11 | 18.36 |

Location

The Forest Glen neighborhood is a collection of multiple subdivisions platted in 1970 located off of Guardsman Pass at the top of Big Cottonwood Canyon near Brighton Loop Road.

Current Conditions (Looking for more information from steering committee)

The subdivisions in Forest Glen were platted in 1970 and sold individually to private owners. This character area is overseen by a homeowner's association that remains strong and dedicated to improving the neighborhood for it's residents.

The area has newer houses than other areas in Brighton with the average building age being 1985. The roads are paved but do not have any side treatments, like side or gutter. This area is higher

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation.

Long Standing Neighborhood

Challenges (Looking for more information from steering committee)

Older Buildings

Slopes and Topography

Fire Mitigation

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will see little change in land use over time but may shift focus toward increasing recreation opportunities for residents and creating safe, environmentally conscious properties that can make the community more resilient.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2 stories

Maximum density? 1.94 dwelling units per acre

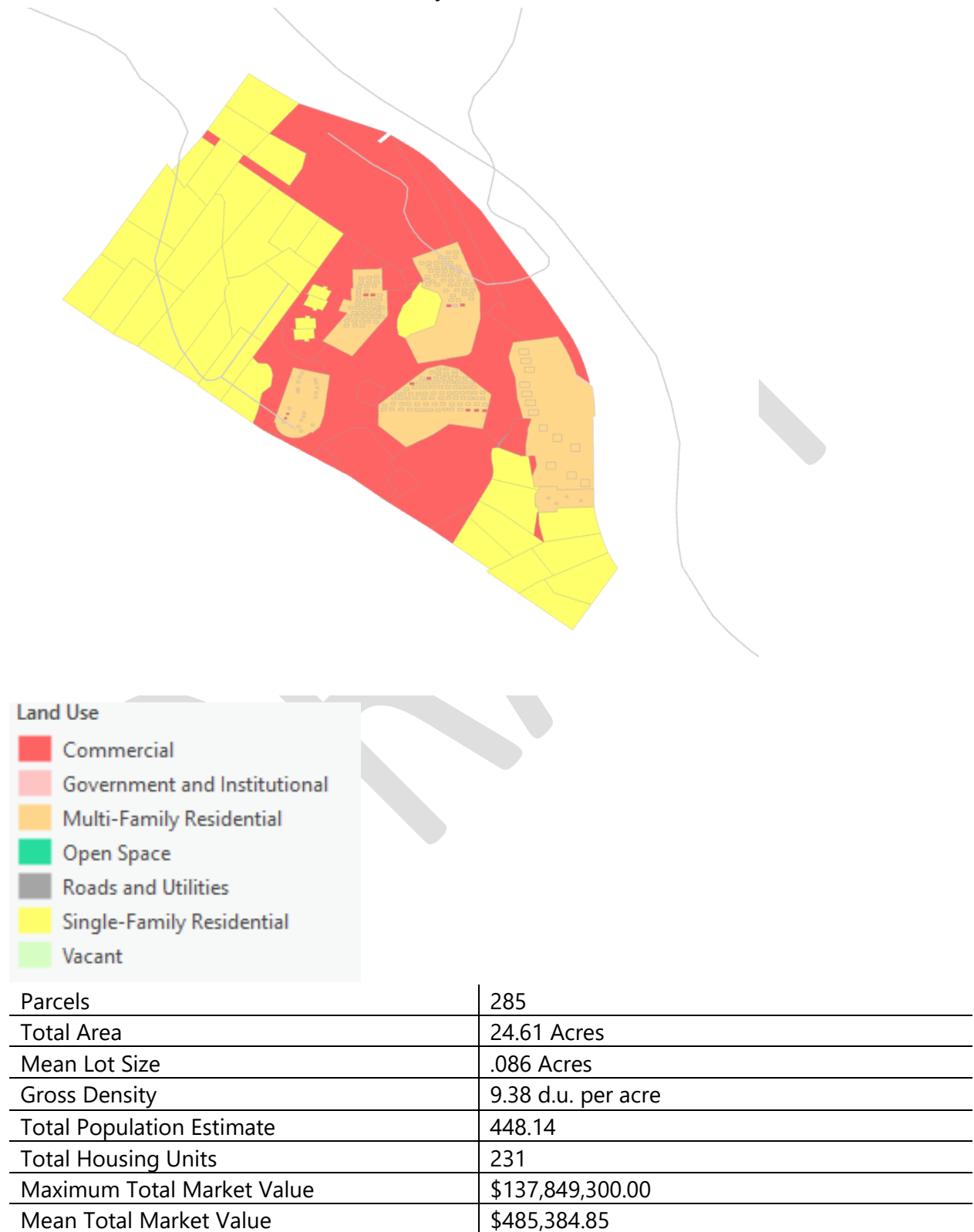
Primary uses? Residential, open space, recreation,

Prohibited uses? Commercial,

Other design features?

DRAFT

Character Area: Solitude Multi-Family and Commercial Area



| | |
|-------------------------|---|
| Mean Year Built | 1999 |
| Average Building Height | 2-3 Stories |
| Zones Present | FM-10 Forestry Multi-Family FR-0.5 Forestry Recreation |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 31 | 7.6 |
| | Government and Institutional | 1 | 0.01 |
| | Multi-Family Residential | 217 | 6.52 |
| | Open Space | 0 | 0 |
| | Roads and Utilities | 1 | Incomplete Data |
| | Single-Family Residential | 35 | 10.47 |
| | Vacant | 0 | 0 |

Location

Solitude village is on the eastern side of the Solitude Mountain Resort boundary. Although this character area is on land that is owned by the USFS, this area provides much needed commercial, public gathering space, and other amenities to the residents of Brighton.

Current Conditions (Looking for more information from steering committee)

This area is considered high density mixed-use and is the only one of its kind within the town boundary. The village has multiple restaurants open seasonally and high density 3-4 story housing in a walkable area.

Because the village is privately owned the area is fully improved with paved walking paths, parking lots, and maintained gathering spaces with benches. The area is adjacent to passive and active recreation opportunities that residents and visitors can enjoy year-round.

Assets (Looking for more information from steering committee)

Small Scale Commercial

Public Gathering Places

Multi-Use Hub

Tourism

Challenges (Looking for more information from steering committee)

Traffic and Congestion

Potential Development Solitude Mountain Resort is a private company on land owned by the USFS. Therefore, the Town of Brighton has limited say in the future development or land use trends in this area. While it is a wonderful amenity for the community, it may change over time to increase economic viability for the resort. The Town of Brighton may not be able to mitigate all changes that may come up in the future.

Goals: **What is the future vision of this area?** (Looking for more information from steering committee) The Town of Brighton would like to keep enjoying the community amenities in this area while mitigating the impact of high intensity tourism and recreation on the town infrastructure and network.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 3-4 stories

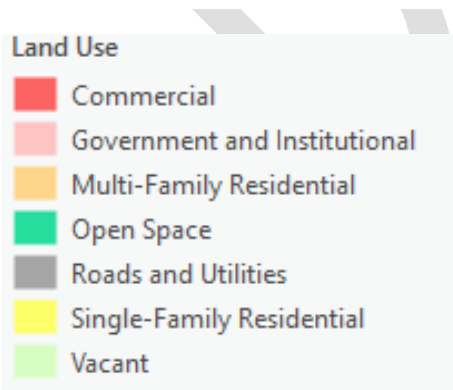
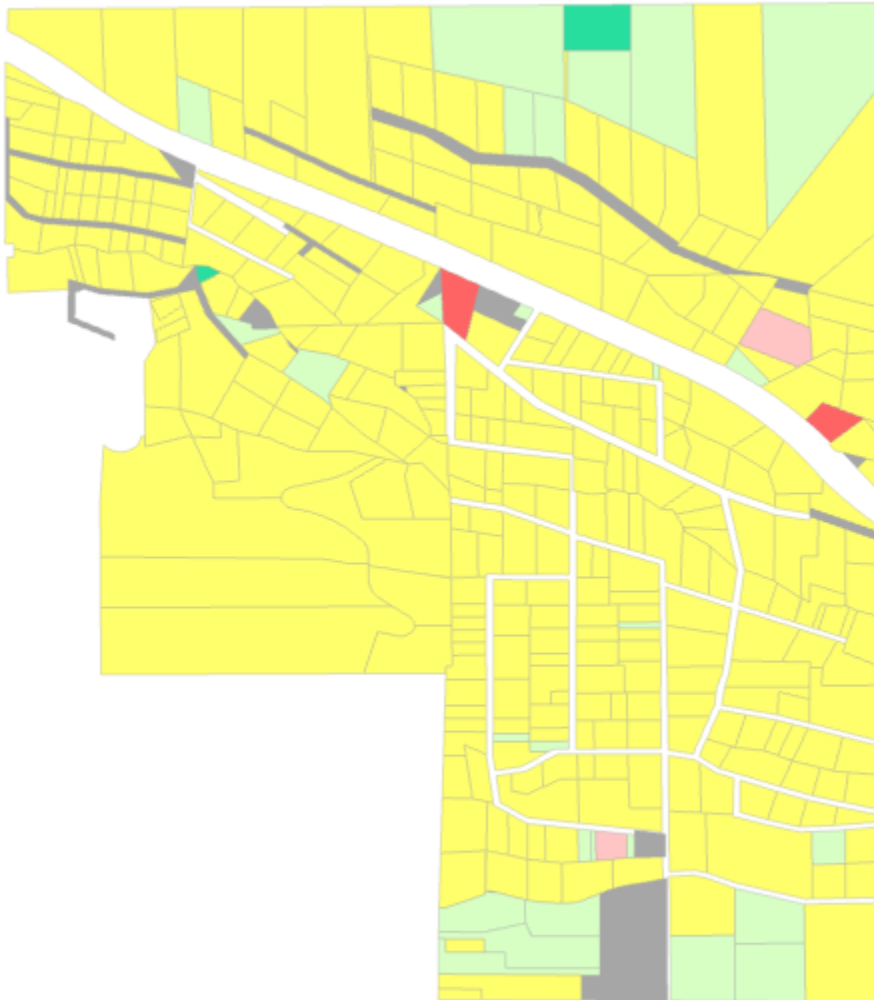
Maximum density? 9-10 d.u. per acre

Primary uses? Mixed-use, Small-scale commercial, active recreation

Prohibited uses? Industrial, Manufacturing

Other design features? Parking and traffic This area will continue to increase transportation options which reduce single-use vehicles and improve air quality in the canyon.

Character Area: Silver Fork Residential Area



| | |
|------------|-------------|
| Parcels | 383 |
| Total Area | 68.45 Acres |

| | |
|----------------------------|---|
| Mean Lot Size | .34 Acres |
| Gross Density | 2.9 d.u. acre |
| Total Population Estimate | 380 |
| Total Housing Units | 200 |
| Maximum Total Market Value | \$1,425,500.00 |
| Mean Total Market Value | \$251,616.93 |
| Mean Year Built | 1968 |
| Average Building Height | 1 Story |
| Zones Present | C-V Commercial Zone FR-0.5 Forestry Recreation Zone FR-1 Forestry Recreation Zone |
| Land Uses Present | Single-Family Residential, Open Space, Vacant, Commercial, Government & Institutional, Utilities |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 2 | .62 |
| | Government and Institutional | 2 | .97 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 2 | 1.05 |
| | Roads and Utilities | 22 | Incomplete Data |
| | Single-Family Residential | 327 | 152.39 |
| | Vacant | 28 | 20.92 |

Location

Current Conditions (Looking for more information from steering committee)

This a residential neighborhood where lots have been developed one by one over a long period of time. The average building age is 1968 but some buildings have been around since the mining era and thus hold historic significance for this character area.

This area has some paved roads with no curb or gutter and some unpaved roads. The houses have been developed among the natural landscape and, at times, are heavily hidden by trees. The topography varies in this area and on some properties the topography can slope greater than 30% from one side of the lot to the other.

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this is subdivision is small and has had minimal effect on the nearby vegetation. This is very important

Long Standing Residential Neighborhood

Small-scale commercial

Historic

Challenges (Looking for more information from steering committee)

Older Buildings

Maintenance of Public Spaces and Roads

Vacant Residential

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will see minimal changes in uses and continue to improve infrastructure for residents to increase safety and code enforcement efforts.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2 stories

Maximum density? 2-3 d.u. per acre

Primary uses? Residential, small-scale commercial, home businesses

Prohibited uses? Multi-family, Large-scale commercial, manufacturing

Other design features? Parking, road configuration,

Character Area: Pine Tree Neighborhood



| | |
|----------------------------|--|
| Parcels | 93 |
| Total Area | 18.09 Acres |
| Mean Lot Size | .48 Acres |
| Gross Density | 1.9 d.u. per acre |
| Total Population Estimate | 68 |
| Total Housing Units | 35 |
| Maximum Total Market Value | \$954,200.00 |
| Mean Total Market Value | \$152,801.00 |
| Mean Year Built | 1973 |
| Average Building Height | 1 Story |
| Zones Present | FR-1 Forestry Recreation Zone |
| Land Uses Present | Single-Family Residential, Open Space, Roads and Utilities, Vacant |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 0 | 0 |
| | Government and Institutional | 0 | 0 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 10 | 43.23 |
| | Roads and Utilities | 7 | Incomplete Data |
| | Single-Family Residential | 69 | 26.07 |
| | Vacant | 7 | 6.11 |

Location

Location

Current Conditions (Looking for more information from steering committee)

Pine Tree subdivision was platted in 1957 and lots were sold separately and independently developed. Some of the roads in this area are paved with no

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. This is very important

Long Standing Residential Neighborhood

Challenges (Looking for more information from steering committee)

Older Buildings

Maintenance of Roads

Goals: (Looking for more information from steering committee) This area will see minimal changes in the future regarding land use. Roads and infrastructure should be improved to adequately meet safety standards set by the Town. Adjustments to existing properties should enhance or development of new property should emphasize sustainability and environmental preservation.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2 Stories

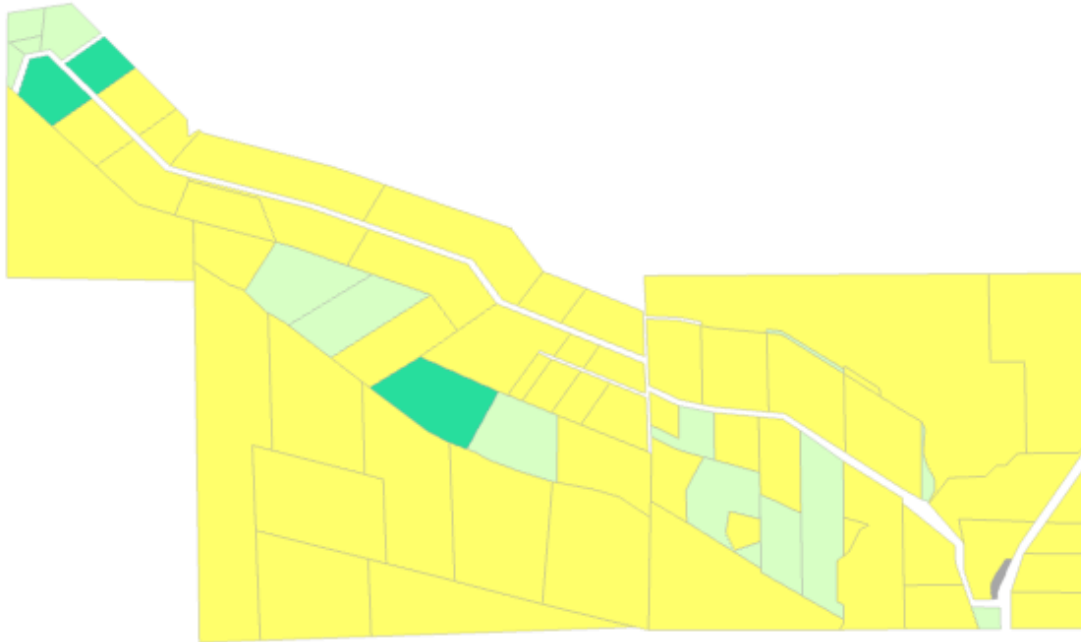
Maximum density? 1.9 d.u. per acre

Primary uses? Residential, Open Space, Recreation, Utilities

Prohibited uses? Manufacturing, High Intensity Commercial

Other design features? Parking, road configuration

Character Area: Cardiff Residential Area



| | |
|------------------------------------|---------------------------------|
| Parcels | 66 |
| Total Area | 9.29 Acres |
| Mean Lot Size | 1.42 Acres |
| Gross Density | 1.8 d.u. per acre |
| Total Population Estimate | 32.3 |
| Total Housing Units | 17 |
| Maximum Total Market Value | \$934,600.0 |
| Mean Total Market Value per Parcel | \$181,613.63 |
| Mean Year Built | 1967 |
| Zones Present | FR-0.5 Forestry Recreation Zone |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 0 | 0 |
| | Government and Institutional | 0 | 0 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 2 | 2.76 |
| | Roads and Utilities | 2 | Incomplete Data |
| | Single-Family Residential | 48 | 82.13 |
| | Vacant | 14 | 8.83 |

Location

Current Conditions (Looking for more information from steering committee)

Cardiff is a residential neighborhood with large lots and dispersed residential in a heavily wooded area. The roads are mostly unpaved gravel.

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. This is very important

Long Standing Neighborhood

Challenges (Looking for more information from steering committee)

Older Buildings

Access

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will see minimal changes in land use in the future but may see changes to properties that help increase safety and make the buildings more resilient to environmental hazards.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2 stories

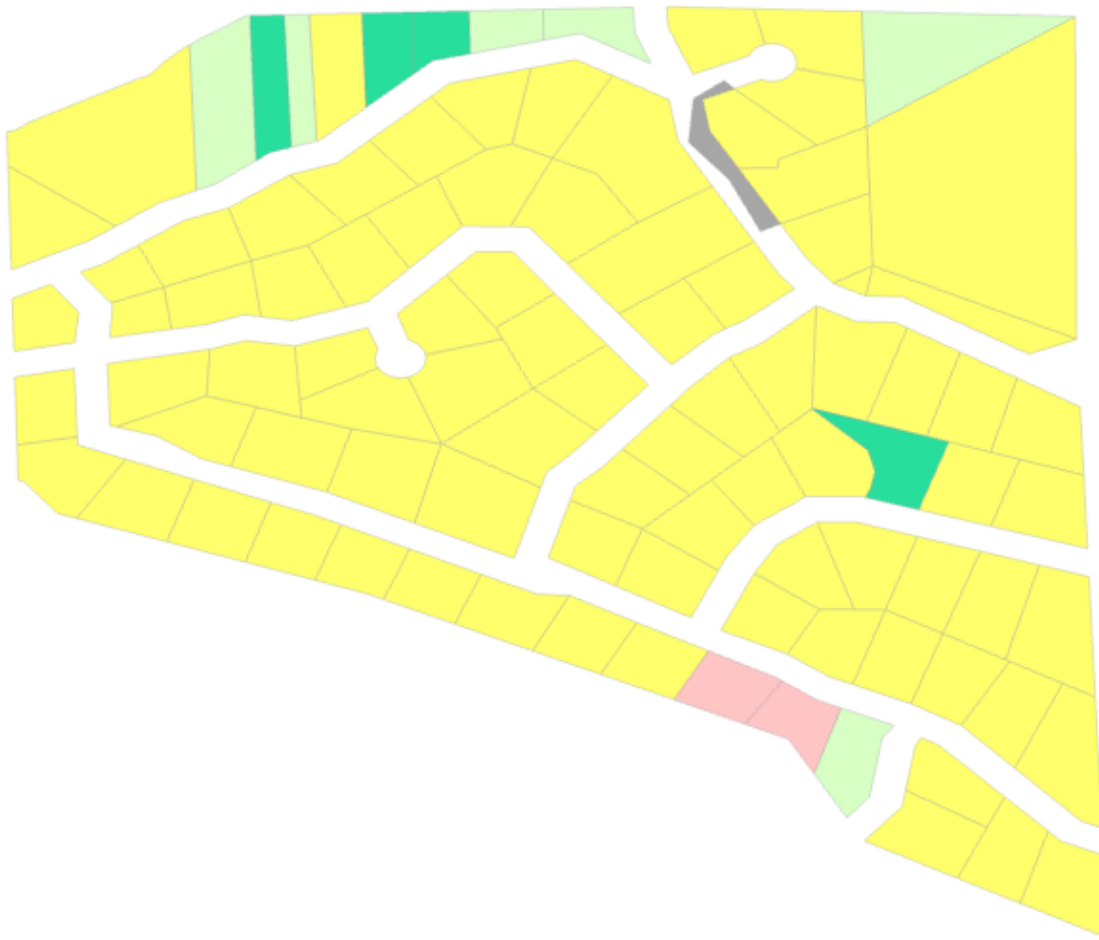
Maximum density? 1.8 d.u. per acre

Primary uses? Residential,

Prohibited uses? Commercial, Manufacturing,

Other design features? Road cross-section, parking, access

Character Area: Mt. Haven



| | |
|----------------------------|--|
| Location | Mt. Haven neighborhood |
| Parcels | 99 |
| Total Area | 31.86 Acres |
| Mean Lot Size | .32 Acres |
| Gross Density | 1.6 d.u. per acre |
| Total Population Estimate | 96.9 |
| Total Housing Units | 51 |
| Maximum Total Market Value | \$637,700.00 |
| Mean Total Market Value | \$180,576.28 |
| Mean Year Built | 1981 |
| Zones Present | FR-0.5 Forestry Recreation Zone |
| Land Uses Present | Single-Family Residential, Vacant, Open Space, Government and Institution, Roads and Utilities |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 0 | 0 |
| | Government and Institutional | 2 | .46 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 4 | 0.86 |
| | Roads and Utilities | 2 | Incomplete Data |
| | Single-Family Residential | 85 | 28.54 |
| | Vacant | 6 | 2.0 |

Location

Current Conditions (Looking for more information from steering committee)

Assets (Looking for more information from steering committee)

Minimal, to-scale Development The development in this subdivision is small and has had minimal effect on the nearby vegetation. This is very important

Long Standing Neighborhood

Natural Landscape

Challenges (Looking for more information from steering committee)

Older Buildings

Access

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will see minimal change in land use in the future but may see an increase in road improvements to increase safety and make the neighborhood more resilient.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1-2 stories

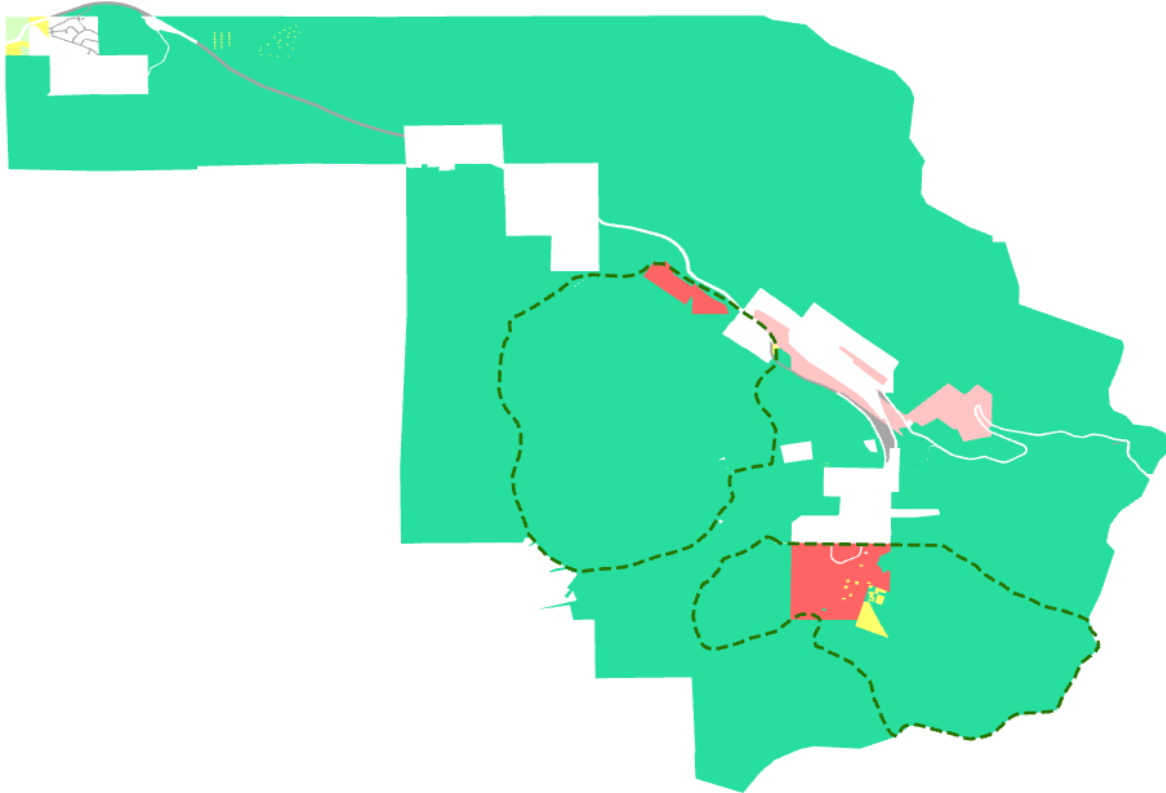
Maximum density? 1-2 d.u. per acre

Primary uses? Residential,

Prohibited uses? Commercial,

Other design features? Road cross-section, parking, access

Character Area: Natural Land and Open Space



| | |
|----------------------------|---|
| Parcels | 416 |
| Total Area | 2,885.76 Acres |
| Mean Lot Size | 8.90 Acres |
| Gross Density | .039 d.u. per acre |
| Total Population Estimate | 114 |
| Total Housing Units | 60 |
| Maximum Total Market Value | \$4,630,000.00 |
| Mean Total Market Value | \$112,452.46 |
| Mean Year Built | 1960 |
| Zones Present | FR-1 Forestry Recreation Zone FR-20 Forestry Recreation Zone FM-20 Forestry Multi-Family Zone FM-10 Forestry Multi-Family Zone |
| Land Uses Present | Single-Family Residential, Vacant, Open Space, Government and Institution, Roads and Utilities |

| Land Use Distribution | Zone | Parcel Count | Area in Acres |
|-----------------------|------------------------------|--------------|-----------------|
| | Commercial | 11 | 156.03 |
| | Government and Institutional | 1 | 172.88 |
| | Multi-Family Residential | 0 | 0 |
| | Open Space | 304 | 2,520.83 |
| | Roads and Utilities | 13 | Incomplete Data |
| | Single-Family Residential | 84 | 25.97 |
| | Vacant | 3 | 9.95 |

Location

Current Conditions (Looking for more information from steering committee)

This area is the natural landscape of the canyon that is dispersed with active recreation, sites including the two ski resorts, and passive recreation where residents and visitors can mountain bike or hike through the canyon. This area includes a couple campgrounds and some recreational cabins that may be individually owned but are regulated through the USFS.

A couple parking lots are available for visitors using the recreation facilities or trails with some amenities like bathrooms and wayfinding signs dispersed at trailheads.

Assets (Looking for more information from steering committee)

Natural Environment

Recreation

Challenges (Looking for more information from steering committee)

Traffic and congestion

Environmental Degradation

Goals: What is the future vision of this area? (Looking for more information from steering committee) This area will see minimal change in the future expect for the increase in recreation opportunities or amenities provided to visitors and residents. Transportation options may change to improve the environmental quality of the canyon.

Zoning Considerations: (Looking for more information from steering committee)

Building height or stories? 1 story

Maximum density? No long residence

Primary uses? Open Space, Recreation

Prohibited uses? Residential, Commercial except within the resort boundaries identified by USFS.

Other design features? Trailheads, parking, wayfinding, amenities,

DRAFT

Transportation (Draft Coming Soon)

Introduction

State Code

Importance of Transportation to Community

Values & Principles, Generally & Specifically

Community Input

Existing Conditions

Street Network

Street Classifications

Functional Classification

Street Typologies

Traffic Volume

Level of Service

Commuting Patterns

Public Transportation

Active Transportation

Accessibility

Regional Transportation and Collaboration

UDOT

UTA

WFRC

SLCo

MSD

Relevant Adjacent Municipalities

Looking Ahead

Future Projections

Opportunities and Challenge

Analyze existing conditions & relate to transportation-relevant demographic patterns

Community Work Program

Chapter needs:

- Active transportation
 - Sidewalk gap analysis

- Bike lanes
- Trails?
- Road classifications
- Public transit
 - Routes & stops
- SLCo Engineering projects
- Data from transportation & land use survey
- Have goals and objectives and action items
- Commuting times & other existing conditions
- Projections
- Values and principles
- References to good transportation principles at large
- Connectivity considerations – to surrounding areas, land use/housing/economic development

Housing (Draft Coming Soon)

DRAFT

Natural Resources, Recreation, and Tourism (Draft Coming Soon)

DRAFT

Infrastructure and Resilience (Draft Coming Soon)

Introduction

What does it mean to be resilient?

Minimize impact of disaster, recover in reasonable time and in all aspects,
think about: flooding, drought, earthquakes, pandemics, violence, wildfire

Responses to change (big or small)

What do we mean when we say infrastructure?

Social, brick and mortar, digital

What does infrastructure have to do with resiliency?

What is the role of general planning in infrastructure and resilience?

May be a good place to talk about Capital Improvements Plan;
communities that plan are generally more resilient to change; educational
piece + discussion

How is resilient infrastructure being addressed regionally?

Hazards mitigation plan overview

Pushing the envelope

Community Values and Feedback

Existing Conditions

Map of critical facilities

Hospitals, police and fire stations, schools, interstates, highways,
religious/educational facilities, staging areas (get help from Lupita)

Describe the essential services provided by township

What social infrastructure exists? Community organizations and social networks
residents rely on

Autonomy/self-reliance

Estimate of future infrastructure needs

Based on projected population, households, etc.

Age and type of structures

Were the homes built before modern seismic codes? Are they insulated?
Are they shaded? Will they survive impact – consider mobile home
locations, etc.

(Age, location, condition, and role served by infrastructure – include broadband analysis)

Identify possible hazards or long-term changes

What are the risks and where are they concentrated? How often are events expected to occur for our region? . . . Map of UWI may be useful for some Townships; natural disaster, pandemic, economic conditions, digital revolution, autonomous vehicles, etc. Etc. CLIMATE CHANGE

Consider various scales of impact

Discuss disproportionate impacts (by location and sociodemographic)

Income, poverty levels, age (child/senior), access to automobile or transit, access to internet/mobile service, disability, housing type, earthquake/flood insurance. DO NOT PINPOINT WHERE THESE COMMUNITIES ARE. JUST TALK ABOUT HOW DIFFERENT COMMUNITIES MAY BE DISPROPORTIONATELY AFFECTED

WFRC – looking at health and equity. SLCo Health Dept has great data also

Other community conditions that could limit or boost adaptability; including social challenges and opportunities

Innovation

Methods of Communication

How will messages about disasters or recovery efforts be given to residents? Are those methods of communication reaching everyone? How do residents provide feedback on plans/services? Are there opportunities to meaningfully participate in civics? How is information remembered/passed on – sustainability of programs/process sharing (institutional learning)

Trust component – do our communities trust leaders? How do we build that trust?

Looking Forward

Community Work Plan (Draft Coming Soon)

Prioritized list of infrastructure improvements

Give authority to the groups that we want to help out in disaster; make a place for orgs. to be active

How will we communicate changes/responses?

How will we continue to gather resident input? Improve collaboration? Support businesses and social organizations/networks? Seek diverse representation? Paid positions: "promotoras"

Climate change mitigation and adaptation (environmental conditions in general); air quality on west side

How will we work to improve disparities in the current moment?

Funding sources/deadlines

Glossary

Active Recreation

Passive Recreation